

2000-1 Addison Circle
Roundabout Research - 1996

Esplanade Park
Possible Conflict of 4" WW w/ Exist. 72" RCP

Addison Circle: Pav. Sta. 19+89 +/-

C/L Wastewater is @ 79.00' RT.

12" Wastewater Sta. Sta. 9+79.86

12" Wastewater F/L @ Sta. 9+79.86 = 596.42

12" Wastewater (Top) @ Sta. 9+79.86 = 597.46

C/L 72" RCP is @ 65.00' RT.

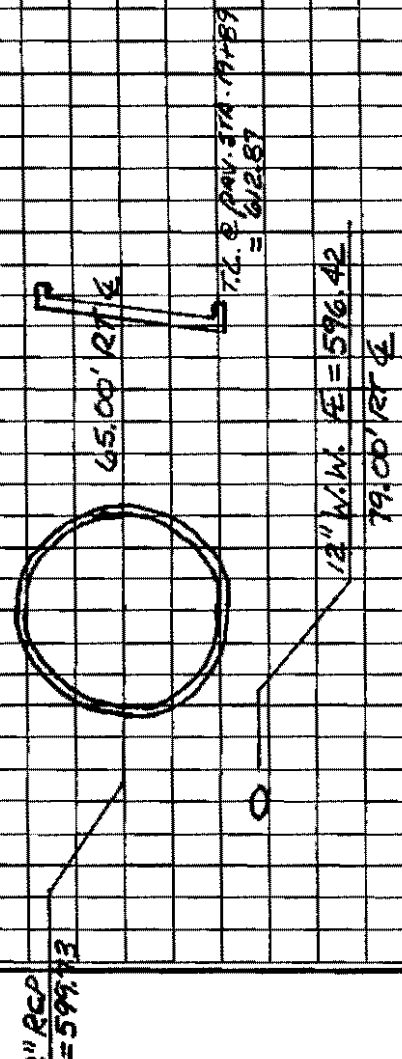
72" Cl.III RCP Sta. 8+76.99

72" Cl.III RCP F/L @ Sta. 8+76.99 = 599.73

72" Cl.III RCP (Top) @ Sta. 8+76.99 = 606.31

Length of Proposed 4" W.W. Lat. = 68.00' +/-

F/L of 12" WW is 3.31' below the F/L of the 72" RCP @ the proposed tie-in



BM#5
 "□" CUT AT NORTHWEST CORNE
 OF NORTH HDWL. OF 7'X7' BOX
 CULVERT UNDER RAILROAD,
 180' WEST OF DALLAS
 PARKWAY SOUTHBOUND.
 ELEV. 610.49

6

6

6

615

610

605

600

595

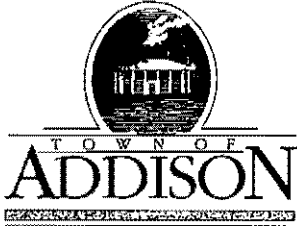
DATE	DESC
10/3/97	ISSUED FOR CONSTRU
7/14/97	ISSUED FOR BID

PAVING PL
M-3 STA. 18+00
ADDISO
PHASE II PUBLIC
TOWN OF A

Huitt-Zollars, Inc./
 Dallas, Fort Worth, Houston

DESIGN	DRAWN	APPR.	S
HZI	HZI	DEM	H: V:

2



PUBLIC WORKS DEPARTMENT

Post Office Box 144 Addison, Texas 75001

(214) 450-2871

16801 Westgrove

MEMORANDUM

April 28, 1996

To: Ron Whitehead
City Manager

From: John R. Baumgartner, P.E.
Director of Public Works *copy*

Re: Addison Circle Phase I - Outstanding Issues

Pursuant to our discussion there are several items regarding Phase I that should be brought to closure prior to starting Phase II.

Some issues are more significant than others, and they are as follows:

1. The infrastructure agreement requires the developers provide us a "Deed of Trust" (2nd Lien) on the property to secure our infrastructure investment. This has not been provided.
2. The final plat for the property is not moving forward. Consequently no formal dedication of right-of-way, park property or easements has been granted. The two major issues related to platting are the finalization of the "Reservation Agreement" for the building encroachments into the streets, city conference/theater property and the park; and the license agreement to operate a private utility within the public right-of-way.
3. The transformer needs (public and private), have not been finalized nor has a mutually acceptable location been identified for all the required facilities.
4. The project was bid with ACME brick products. The development company has continued to try to locate a brick with more character to substitute for the ACME brick. It appears that all of the clay molded brick is of lower strength and we have concerns that they will not be as durable as the ACME brick currently included in the project.
5. The preliminary Bosque Park design has not been completed or submitted for review.
6. The master utility plans (private and franchise) to service the district and phase one are not complete. Of particular importance are how the utilities plan to access the development and where the utilities are specifically located within Phase I.

Please call me if you have any questions or need additional information.

HUITT-ZOLLARS

Copies: Chris Terry
Bruce Ellis

Dallas • Fort Worth • Houston • El Paso • Phoenix • Orange County

FACSIMILE TRANSMITTAL

Date: _____

Fax No.: See List Below

H-Z Project No. 01-2013-01

No./Pages: 5
(Including Cover Sheet)

TO: See Distribution List Below

URGENT For Your Review Please Call Upon Receipt Original to Follow by Mail

Distribution List: CONSTRUCTION PROGRESS MEETING MINUTES - MEETING NO.

Bryant Nail - Columbus Realty Trust: 972/770-5129 ✓

Mark Brandenburg - Columbus Realty Trust: 972/866-6560 ✓

Jim Duffy - Columbus Realty Trust: 972/770-5147 ✓

Mark Person - Gibson & Associates, Inc.: 972/557-1552 ✓

John Baumgartner & Bruce Ellis - Town of Addison: 972/450-2837

Ron Lee - Town of Addison: 972/450-2834

Saad Hincidi - Fugro-McClelland: 972/620-7328

Jerry Morgan - Construction Management & Consulting: 972/231-1342

FROM: David Meyers

SENT BY: Yolanda Davis *Janet Willis* NAME: _____ DATE: _____

If you have any problems receiving this Facsimile Transmittal, please contact Ms. Janet Willis or the individual listed above at (214) 871-3311. Thank you.

3131 McKinney Avenue • Suite 600 • Dallas, Texas 75204 • (214) 871-3311 • FAX (214) 871-0757

HUITT-ZOLLARS

Huitt-Zollars, Inc / 3131 McKinney Avenue / Suite 600 / L.H. 105 / Dallas, Texas 75204-2480 / 214/871-3311 / FAX 214/871-0757

CONSTRUCTION PROGRESS MEETING NO. 34

Addison Circle Phase I Public Infrastructure

November 5, 1997

Page 1

PRESENT: See Attached List

LOCATION: Columbus Realty Project Trailer
8:30 a.m.

DISCUSSIONS

1. Ornamental planting in tree wells is complete with the exception of the north side of Goodman Avenue.
2. Six dead trees in the streetscape are scheduled for replacement on Monday, November 10, 1997.
3. Leasing trailers should be moved next week. Ron Lee expressed the importance of cutting of utilities at the sidewalks and not at the actual trailer location.
4. Water ponding in Witt Place has not yet been addressed. Gibson plans to fit this work in over the next month or as part of the punch list items.
5. Remaining street patching will be finished when Paver Construction completes the installation of all pavers for the project.
6. Gibson & Associates plans to be complete with the contract items by the end of November. The Town would like to have a utility walk through with the contractor prior to final walk through to address any major issues on the project. Gibson will schedule this with Llano Construction.
7. The Town would like the building footprint survey to be complete prior to the final walk through.
Huitt-Zollars has completed the field work and will have a drawing produced prior to the walk through.
8. Paul Shaw will locate bike racks etc. with John Baumgartner around the remaining sections of Building "C". It appears that three benches on Witt Place will have to be relocated. Paul will verify bench relocations with the Town.
Paul Shaw met with John Baumgartner on the morning of November 12, 1997 however a Gibson representative was not present. Mark Person needs to contact Huitt-Zollars so he can receive specific direction in the field prior to securing furniture to the sidewalks.

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CONSTRUCTION PROGRESS MEETING NO. 34

Addison Circle Phase I Public Infrastructure

November 5, 1997

Page 2

9. A separate irrigation walk through will be scheduled between Palm and Ron Lee with the Town of Addison.

10. Town would like to know the status of the fixtures and ballast for the two spare poles to be stored at the Addison Service Center.

Ballen Resources is tracking the order to determine the locations of the missing items.

11. Status of TUE pole on the north side of Addison Circle.

TUE is not in the business of manufacturing adapter plates. When a bolt pattern adjustment is required they typically either re-construct the foundation or epoxy new bolts into the existing foundation. If an adapter plate is the Town's preferred method then an adapter plate must be supplied to TUE.

12. The swale along the west side of Paschal Place was designed to be graded from the edge of the sidewalks down on a 3:1 slope and then back up on the west side to match existing. The depth of the swale is based on a particular slope to carry the contributing drainage area in a 100 year storm event with one foot of freeboard before reaching the surface of the sidewalks on Paschal Place. Raising the inlet and re-grading can physically be accomplished, however, the design will not meet the Town's requirements for drainage. The area does need to be dressed up and additional material added at the edges of the sidewalks and the end of Goodman Avenue prior to mulching. The Town also expressed the concern that a fence around the drop inlet area at the back of sidewalk and some rock rip-rap may be necessary for safety and erosion protection.

13. Backfill in the southeast corner of the park is scheduled to be complete in the next week.

14. Gibson needs fountain mounting details and location relative to the wall.

A detail and location was sent to Gibson & Associates on November 10, 1997.

15. Gibson needs to know what the material of the water line needs to be for the run to the water fountains. Ron Lee was to look at the conditions and make a determination.

Gibson has been directed to install a copper water line to the fountains.

16. Gibson needs for Columbus to arrange for the most westerly end of Goodman Ave. on the north side of the sidewalk to be sloped back for the remainder of his construction.

The area was sloped back after this meeting date, however, the sidewalk subbase was damaged and will need to be repaired. Gibson has forwarded a change order request for approval by Columbus and the Town of Addison.

CONSTRUCTION PROGRESS MEETING NO. 34

Addison Circle Phase I Public Infrastructure

November 5, 1997

Page 3

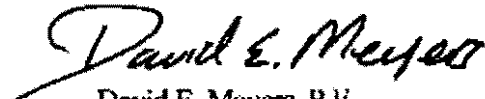
17. A final walk through has been scheduled for **Wednesday December 3rd at 1:00 p.m.**
18. This meeting is the last regularly scheduled Construction Progress Meeting for the Addison Circle Phase I Public Infrastructure.

END OF MEETING

This report is assumed to be a true and accurate account of this meeting unless written notification to the contrary is received within three (3) days. Please distribute these meeting minutes to the appropriate personnel within your respective companies.

SUBMITTED BY:

HUITT-ZOLLARS, INC.


David E. Meyers, P.E.

cc: Bryant Nail, Mark Brandenburg, Jim Duffy-Columbus Realty Trust
Mark Person-Gibson & Associates, Inc.
John Baumgartner, Bruce Ellis, Ron Lee-Town of Addison
Saad Hincidi-Fugro-McClelland, Inc.
Jerry Morgan-Construction Management & Consulting

Addison Circle Phase I P.I.

Nov. 5, 1997

Sign-in sheet

David Meyers

Ron Lee

TOA

450-2851

MARK PIERSON

GROSS + ASSOC

(472)
557-1199

MARK BRANDENBURG CRT

972-726-0347

Bruce Ellis

T of M

450-2847

HUITT-ZOLIARS

Dallas • Fort Worth • Houston • El Paso • Phoenix • Tustin • Ontario • Albuquerque

FACSIMILE TRANSMITTAL

Date: 11/10/97

Fax No.: _____

H-Z Proj. No. 01201302

No. of Pages: 4
(Including Cover Sheet)

TO: John Braungartner - Addison - 972-450-2837
Bryant Nail - CRT - 972-770-5129

URGENT For Your Review Please Call Upon Receipt Orig. To Follow By Mail

RE: Addison Circle Phase I Street Lighting

Cost for enclosure for service point location
in Bosque Park. Equipment will be
installed on the specified rock until the
enclosure arrives in approx. 6 to 8 weeks
after approval.

FROM: David Meyers

SENT BY: Jelanda Davis TIME: 2:35 DATE: 11-10-97

If you had any problems receiving the Facsimile Transmittal, please contact the individual listed above at (214) 871-3311. Thank you.

3131 McKirvey Avenue, • Suite 600 • Dallas, Texas 75204-2489 • (214) 871-3311 • FAX (214) 871-0757

GIBSON & ASSOCIATES, INC.

Engineers and Contractors

11210 Rylander
P.O. Box 60679
Wash Springs, Texas
75160-0679
873/667-1100
FAX 873/667-1662



November 10, 1997

Mr. David Meyers, P.E.
Huitt-Zollars, Inc.
3131 McKinney Ave.
Suite 600
Dallas, Texas 75204

RE: Addison Circle Phase I Public Infrastructure
Electrical Enclosure

Dear Sir:

Per your request, we are pleased to quote the following price for purchasing and installing a metal enclosure for the electrical equipment for the street lights on the above referenced project.

Lump Sum \$6,173.20

This price is for the attached enclosure only.

This enclosure requires 6 to 8 weeks for delivery after the approval of the shop drawing.

If there are any questions regarding this matter, please call me.

Very truly yours,

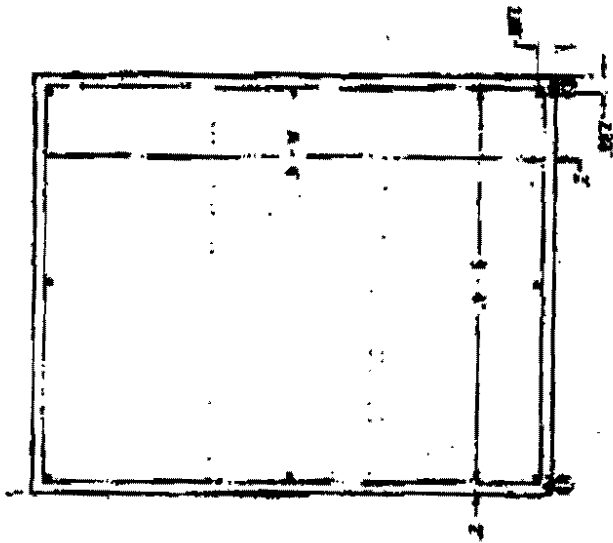
GIBSON & ASSOCIATES, INC.

Mark Person
Project Manager

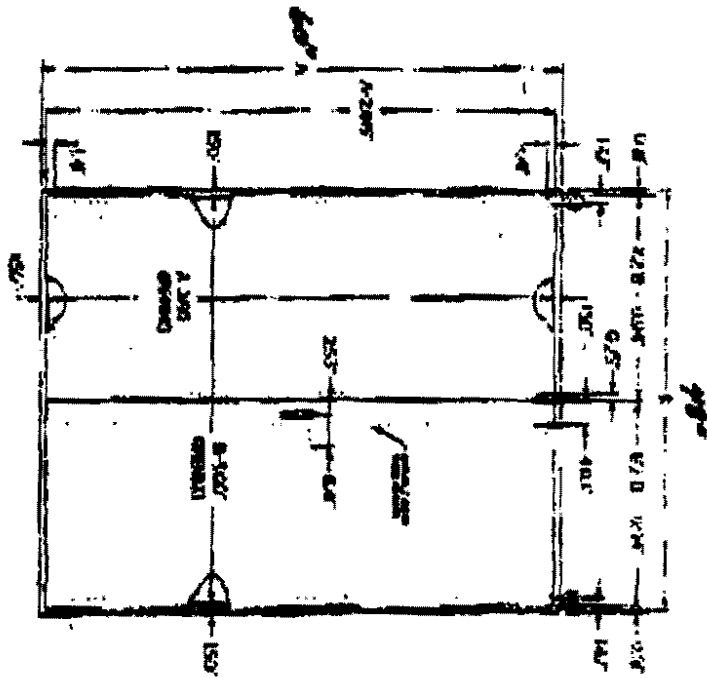
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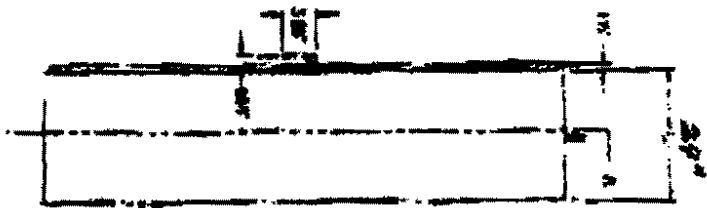
SECTION A - A



FRONT VIEW



SEE VIEW



HUITT-ZOLIARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2489 / 214/871-3311 / FAX 214/871-0757

November 11, 1996

Mr. John Baumgartner, P.E.
Town of Addison
Director of Public Works
P.O. Box 144
16801 Westgrove
Addison, TX 75001

RE: Addison Circle Phase I Electrical Vault
Preparation for Bid
HZI Job No. 01-1822-13

Dear John:

Huitt-Zollars has received and addressed preliminary and final review comments from TU Electric regarding the construction of the electrical vault at the southwest corner of Bosque Park. The plans are ready for bidding which leaves the contract and specification book to finalize. The following are items that we need to address prior to advertisement for bid.

- A. Establish a bid advertising date. We would like to advertise for bids as soon as possible.
- B. Establish a date when the plans will be available for pick up.
- C. Establish a price for the plans and specifications.
- D. Will this be a joint venture between the Town, Columbus and Gaylord as in Phase I public infrastructure?
- E. Will Columbus be assigned ownership during construction per a master facilities agreement?
- F. Establish a date for a pre-bid meeting.
- G. Establish a reasonable completion time for the construction of the vault. Huitt-Zollars will check with structural designer for a time estimate.
- H. Will Columbus Realty provide a project trailer and storage area for the successful bidder or should this be included in the lump sum bid?

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Mr. John Baumgartner, P.E.

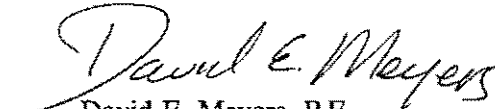
November 11, 1996

Page 2

Many of the above items must also be addressed by Columbus Realty Trust, therefore Mr. Bryant Nail is being copied on these items. I will be happy to get together and discuss the above items and any other issues you may have at your convenience.

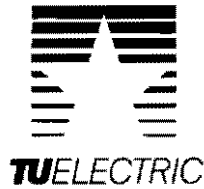
Thank you for your assistance in this matter.

Sincerely,



David E. Meyers, P.E.

cc: Bryant Nail-Columbus Realty Trust



Tim Brancheau
*Account Manager - Coppell
Farmers Branch District*

October 30, 1996

Mr. Bryant Nail
Columbus Realty Trust
15851 Dallas Parkway, Suite 855
Dallas, TX 75248

Dear Mr. Nail:

TU Electric has agreed to proceed with the installation of primary metering to serve Buildings A, B and C of your Addison Circle project in Addison, Texas. In order for TU Electric to proceed with ordering material for this project, we need to obtain your full understanding and require your concurrence on the following items:

- 1.) Columbus Realty Trust has requested Rate GP General Service - Primary for one point of delivery for the residential services in Buildings A, B and C. Residential customers in Buildings A, B and C will be served by Columbus Realty. Primary service requires the installation of special metering equipment and changes the point of delivery for the change in ownership of services to the buildings. The point of delivery for the customers on primary service will be the secondary terminals of the TU Electric transformers. Any and all metering required to monitor residential customers will be provided and installed by Columbus Realty. Commercial customers in Buildings A, B and C will be served by TU Electric as General Service - Secondary customers. All General Service customers will be responsible for their services from the point of delivery.

Columbus Realty will be required to provide, at no cost to TU Electric, any additions and changes in civil work, and all easements and clearances as specified by TU Electric for the installation of all equipment required to provide primary service and secondary service at Buildings A, B and C.

- 2.) Columbus Realty Trust will be required to sign a lease agreement for the transformers and associated facilities required to provide primary service to this

Mr. Bryant Nail
Page 2
October 22, 1996

project. The approximate monthly cost for the lease will be \$2,195.00 for a 10 year lease and \$1,979.00 for a 20 year lease.

- 3.) Columbus Realty will be required to pay to TU Electric the difference in cost between the metering of standard design and that required to provide the requested primary service. The approximate difference in cost for this special metering equipment is \$90,000.00.
- 4.) Columbus Realty will be required to sign a five year Agreement for Electric Service with TU Electric for Buildings A, B and C.

Please acknowledge your understanding and concurrence of these items by signing in the space provided below and returning this letter to me.

Please call me at 972/888-1307, if you have any questions.

Thank you,



Tim Brancheau

TB:cl

I fully understand and concur with these items as they pertain to service to Buildings A, B and C of the Addison Circle project.

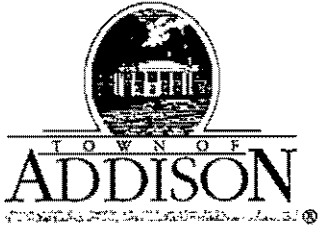
Approved By:

Bryant Nail

Vice President - Development of Columbus Realty Trust
Title

Date

bcc: Mr. John Baumgartner



PUBLIC WORKS DEPARTMENT

Post Office Box 144 Addison, Texas 75001

(972) 450-2871

16801 Westgrove

March 26, 1998

Mr. Mark Person
Gibson & Associates, Inc.
P.O. Box 800579
Balch Springs, TX. 75180-0579

RE: Addison Circle Phase I, FINAL PUNCH LIST

Dear Mr. Person:

Please find attached "Final Punch List Items" for Addison Circle Phase I. If you have any questions regarding the Public Works section call me at 972-450-2878, if you have any questions regarding the Parks section call Ron Lee at 972-450-2863.

Once all items on attached list have been completed please contact me or David Meyers (Huitt-Zollars) to schedule a final walk through.

Sincerely,

Michael E. Murphy, PE
Assistant Director of Public Works/Addison

Xc: John Baumgartner, PE, Director of Public Works/Addison
Slade Strickland, Director of Parks/Addison
Ron Lee, Parks Operations Manager/Addison
David Meyers, PE, Project Engineer/Huitt-Zollars
Mike Robins, Post Properties

FINAL PUNCH LIST FOR PHASE I ADDISON CIRCLE

(PUBLIC WORKS)

1. Dress up around base of light poles (4949 Addison Circle).
2. Low spot in front of tree at management office.
3. Signposts at various locations need adjusting so that base rivets are in proper location, various signs and signposts are bent and need repair. (Base assembly should be 2" above grade, rivet must be accessible for maintenance)
4. Remove "This Street" sign at Witt and Addison, Witt and Morris.
5. Brick pavers need lowering/leveling at Witt and Morris.
6. Reseal and patch spalled curb at Witt and Morris.
7. Several "lighting" boxes around site need to be bolted down.
8. Raise/level brick at tree well (first tree west of Addison Circle).
9. Replace buttons in traffic circle.
10. Paving panels along N.E. section of traffic circle do not match up, uneven looks like settlement has occurred.
11. Repair sign at SW section of traffic circle.
12. Parallel parking buttons in Quorum need to be replaced on both N. and S. sides of Addison Circle.
13. Storm manhole at inlet near SW corner on Quorum needs adjusting (bevel or grind edges of brick).
14. Railroad markings in Quorum need replacement.
15. Fifth tree well from circle on S. side of street. Pavers need adjustment (trip hazard).
16. Repair gouge in curb S. side of Witt and Addison Road.
17. Lighting box on S. side of Witt and Addison Circle needs adjustment (trip hazard).
18. Broken lid on water meter box (double check valve) in Witt, first set of meters N. of Addison Circle Drive.
19. Handle is broken on hatch over fire vault to Building B at 15675 Witt Place.
20. Joint seal needs replacing over red wood header at Morris and Witt.
21. Joint at Morris W. of Paschal needs resealing and also remove nails.
22. Throughout site clean sealant off of brick.

23. Curb needs repair at N. side on Goodman at Paschal. Needs to be sawed before patch is attempted.
24. Fire hydrant at Goodman and Quorum needs to be finished.
25. Seal street joints all along Goodman.
26. "NO PARKING" sign at Quorum and Goodman is bent.
27. All bike racks need to be placed in final location out of ROW. (Move near bench or by wall).
28. Morris at Quorum NW corner, telephone manhole, need to repair and/or replace brick by ring.
29. Clean and seal all street joints along Morris.
30. SW corner of Quorum at Morris, need to grind pavers around sanitary sewer manhole and adjust electric hand hole by trees to finish grade.
31. Fire hydrant valve on W. side of Quorum just N. of Addison Circle need brick pavers to be sand/cemented in place.
32. Lime stains need to be cleaned off of brick around entire site.

(PARKS)

Reference: Previous Punch List

1. Need repair one tree receptacle on N. side of Addison Circle Drive, just W. of Circle.
2. Some tree well fences poorly aligned and some on Morris and on quorum are not properly attached/anchored. Still in process of painting. Welding alignment poor on some and many are bowed.
3. Still need to check with town's mowing contractor to see if mowable. Need to establish full stand of healthy Bermuda grass here and in drainage flume area W. of Paschal, grassing may have to be addressed by Gibson under maintenance contract due to timing of seeding. If so, need letter from Gibson to that effect with lime line.
4. Post needs to move rotors back to sidewalk.
5. Not done - Need irrigation as-builts.
6. Done
7. Town of Addison gave Bryant Nails office phone number for billing purposes.
8. In progress.
9. Done
10. Not done. Need to extend capped off irrigation and install heads. Need to repair fence.
11. Done.
12. Refer to Huitt-Zollars punch list.
13. Moving to electrical room in Building A not done.
14. Not resolved.
15. Done. Bryant Nail wants to change to another design.
16. Refer back to item (3) above.

(POWER AND LIGHTING INSPECTION)

Lighting

1. Two bases on n. side of Morris just W. of Quorum are missing one bolt each.
2. Several light poles have wire attached just below the head that need to be removed.

3. Some poles and bases have mortar or concrete splattered on them that needs to be cleaned off.
4. Remove screws from light pole E. of Building "A" garage entry off Addison Circle Drive.
5. Most all pull boxes have loose or missing cover screws.

Sidewalk Pavers

1. Tree grate on S. side of Mildred close to the Circle need to be reset to stabilize and match pavers.
2. Some furniture still needs to be relocated. (See public works comment item #28).
3. Area where bench was moved at NW corner of Building "A" needs stud remnants removed and new pavers installed.
4. In some areas joint sealer has gotten onto the pavers and needs to be removed. (See public works comment item #23).

Miscellaneous

1. Tree grate on S. side of Mildred close to the circle need to be reset to stabilize and match pavers.
2. The Live Oak trees on Addison circle drive have Aphids that need to be exterminated. All other trees need to be checked and treated as needed.
3. Some tree wells still need debris (rocks) removed and additional mulch installed.

HUITT-ZOLIARS

Dallas • Fort Worth • Houston • El Paso • Phoenix • Tucson • Ontario • Albuquerque

FACSIMILE TRANSMITTAL

Date: 12/4/97

Fax No.: See Below

H-Z Proj. No. 01201302

No. of Pages: 3
(Including Cover Sheet)

TO: See Below

URGENT For Your Review Please Call Upon Receipt Orig. To Follow By Mail

RE: Addison Circle Phase I

Mark Person - Gibson - 972-557-1552

John Baumgartner & Bruce Ellis - Addison - 972-450-8337

Mark Brandenburg - Post - 972-866-6560

Bryant Nail - Post - 972-770-5129

FROM: David Meyers

SENT BY: Glida Parra TIME: 2:13 DATE: 12/4/97

If you had any problems receiving this Facsimile Transmittal, please contact the individual listed above at (214) 871-3311. Thank you.

HUTT ZOLLAS

Hutt Zollas, Inc. / 3131 McKinney Avenue / Suite 600 / L6 105 / Dallas, Texas 75204 2489 / 214/871-3311 / FAX 214/871-0757

December 4, 1997

Mr. Mark Person
Gibson & Associates, Inc.
P.O. Box 800579
Balch Springs, TX 75180-0579

RE: Addison Circle Phase I Public Infrastructure
HZI Project No. 01-2013-02

Dear Mr. Person:

The Town of Addison does not want to conduct a final walk-through for the above referenced project until the following items are addressed. Some of the items have been discussed on previous occasions at the site or during construction progress meetings.

- Re-work pavers at the north and south ends of Witt Place to eliminate ponding of water
- Fire hydrant at the NW corner of Addison Circle and Witt Place needs to be lowered.
- Eliminate ponding of water in the invert on Witt Place.
- Eliminate ponding of water on Morris Avenue, north side at Quorum Drive neckdown.
- Locate and adjust missing water valve on Goodman Avenue.
- Sanitary manhole lid at Northwest corner of Circle in front of Building "A" cannot be accessed.
- Large roundabout sign on Quorum Drive for southbound traffic does not meet pedestrian clearance requirements.
- Make sure bricks in vehicular areas have settled at the edge of the drop slabs. This was noted as a problem after the initial installation approximately one year ago. At that time your position was that the bricks would settle over time with exposure to vehicular traffic.
- Complete sidewalk base and brick around the perimeter of Bosque Park.
- Install water drinking fountains at Bosque park entrances including water service lines.
- Resolve issues with sidewalk sub-base on the northwest end of Goodman Avenue and install brick.

In addition, there is an area of pavement failure at the northeast portion of the roundabout which needs to be evaluated by Gibson and Associates. We do not recommend taking any action on this area until the condition is discussed with the Town.

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As a result of the above mentioned items the walk through scheduled for Monday December 8th, 1997 is cancelled. Please notify Bruce Ellis with the Town of Addison when the issues are resolved and schedule a date and time for a final walk-through

Please call if you have any questions.

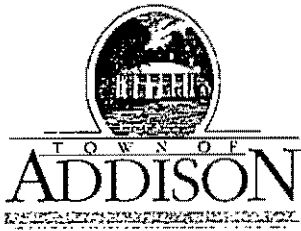
Sincerely,

HUITT-ZOLLARS, INC.

A handwritten signature in cursive script that reads "David E. Meyers". The signature is written in black ink and is positioned above the typed name.

David E. Meyers, P.E.

cc: John Baumgartner, P.E.-Town of Addison
Bruce Ellis, Town of Addison
Bryant Nail-Post Apartment Homes, L.P.
Mark Brandenburg, Post Apartment Homes, L.P.



PUBLIC WORKS DEPARTMENT

Post Office Box 144 Addison, Texas 75001

(214) 450-2871

16801 Westgrove

MEMORANDUM

To: Carmen Moran
Director of Developmental Services

From: John R. Baumgartner, P.E. *JRB*
Director of Public Works

Re: Addison Circle - Preliminary Plat/Construction Plans

The Public Works Department has reviewed the referenced plan. There are several outstanding issues remaining from the concept plan that have not been addressed. Our comments are as follows:

1. Utility and Drainage:

✓ A. A water and sanitary sewer study prepared by a professional engineer is necessary to verify the adequacy of the proposed system. This study shall include all property included in the approved concept plan and its respective drainage basin.

✓ B. A storm-water study prepared by a professional engineer is necessary to verify the adequacy of the system. As a minimum this study shall include all property included in the approved concept plan and its respective drainage basins.

✓ C. Storm drainage system shall be extended to provide for the properties north and west of the proposed development. The design engineers shall demonstrate that the downstream system has sufficient capacity for the 100-year storm event or provide storm water detention.

D. The sanitary sewer shall be extended to provide service to the properties north and west of the proposed development.

✓ E. No residential water, irrigation, or fire sprinkler service is available from the transmission mains in Quorum and Mildred.

✓ F. A sewer line extension is necessary to provide service to the properties on the northwest and southwest corners of Mildred and Quorum.

? G. The actual location within the road right-of-way of the various utilities will be determined at the time of development. These locations must provide for the

installation of private utilities (electric, gas, telephone, fiber, television, etc...) with franchise or license agreements.

- ? H. Additional utility and storm drainage easements are required.
- ?_e I. What happens with the storm drainage east of the rotary? Does it affect the existing residence on the northwest corner of the tollway and railroad?

2. Quorum Drive:

*Partial
Submittal*

A. A design report should be provided that details the appropriate roadway geometrics, traffic control, markings, signage and parking for the proposed rotary prior to finalizing the lot layout. See the attached review provided by Barton Aschman.

✓ B. The street section should be revised to reflect the minimum roadway dimensions indicated in the ordinance which provides for two 11 foot lanes and an 8 foot parking lane from face of curb to face of curb.

Status

? C. Quorum Drive is currently identified as a major arterial on the thoroughfare plan. The developer should provide evidence from his traffic consultants to verify the proposed revision to the plan.

?_e D. The additional right-of-way required for Quorum Drive corridor should be dedicated with Phase I from the railroad to the northern district boundary. Because this development is the first phase of a multi-phase project, this corridor is necessary for utilities and possible roadway expansion.

*Being
Reviewed?*

E. Ingress, egress, and parking shall be situated so they do not interfere with the operation of the rotary. Additional design information is required to determine the appropriate location.

3. Residential:

? A. All streets shall be designated by a name or number.

? B. If some of the property accessing the proposed streets is not residential alternative cross sections are required.

?
Fire

C. With the exception of the double parking where people were moving into apartments and the parking in the neck-down areas, we were comfortable with the residential street widths of 37 feet from back of curb to back of curb with neck-down areas at intersections being 23 feet (back to back). However, this assumes the appropriate radius is provided for emergency/service vehicles and street lights, furniture, trees, etc., are set back sufficiently to avoid any conflicts with turning vehicles and visibility at the intersections.

✓

D. Where the residential streets dead-end, provisions should be made to provide a vehicular turnaround until the roadway are continued.

4. Mew's:

Council

A. If the mew's are going to be dedicated as public streets then a standard curb and gutter section is recommended to control traffic and drainage. As a compromise, a section with a roll up curb may be acceptable.

Council

B. The current cross-section proposed in the preliminary construction plans does not match the concept plan cross-section. Has this changed? Please revise as necessary.

5. Mildred:

Council

A. The approved concept plan does not reflect a reduction in Mildred's cross-section to approximately 60 feet. This reduction appears inconsistent with the current use of the street and will limit our ability to add additional parking or lanes if the demand warrants at the approach to the rotary.

✓

B. If the reduced cross-section is approved, the relocation of the existing 24" waterline is required.

under review

C. Ingress, egress and parking adjacent to the rotary shall be located so that they do not interfere with the operation of the rotary. Additional design information is required to determine the appropriate location.

?
o

6. Alternate material for brick accents bands, crosswalks, sidewalks, streets, etc..., should be considered. In the past, the Town has successfully used patterned concrete or pave stone (placed on a concrete base) to give an appearance of brick with more durability, serviceability, and less susceptibility to settlement.

?
o

7. Vehicular visibility should be provided for all streets, mews, and driveway approaches/intersections.

8. Miscellaneous Plat:

Council
?
0

- A. Lot 1 Block "B" does not meet the minimum lot width of 200 feet required in the concept plan ordinance.
- B. Additional right-of-way is required to provide sufficient sidewalk width at the street - street and street-mew intersections.

9. Private Utilities:

?
0

?
0

- A. Provide details regarding the location and access to the TU facilities serving the district.
- B. Provide sign-off from private utilities to approval of easements and cross-sections for the district.

10. Preliminary Construction Plans:

?
0

?
0

?
0

?
0

?
0

- A. Provide additional information from rotary consultant regarding markings, parking, signage, transitions associated with the Quorum/Mildred intersection.
- B. Provide details and design information regarding bricks/pavers being considered for use in the public open space. Of particular concern is the hardness, durability and friction provided by the proposed material. This report shall be prepared by a professional engineer and submitted to our design consultants for review and recommendation.
- C. Additional material submittals may be required prior to bidding for review of street lights, furniture, etc..
- D. Pavement marking/signage plan is required for the roadway and parking areas.
- E. Sidewalk eyebrows are required at the intersection of the mews with Mildred and the residential streets. This provides protection of the site visibility areas and turning radii for commercial and emergency vehicles.
- F. Site visibility areas shall be protected from encroachment at all intersections and driveways. The minimum requirement calls for a 35' visibility triangle in some cases additional protection maybe necessary. This requires revision to the proposed buildings and the starting location of the parking.

*Overall
Plan
Council*

*Enhanced
Pavement
Section
?*

- ? G. Provide details regarding loading and unloading of deliveries for commercial property, household furnishings, etc.. The current preliminary plans do not seem to provide for these elements.
- ? H. Our current ordinance requires hydrant spacing of 300 feet in retail/commercial areas and 500 feet in residential areas. Hydrant spacing and location requires the approval of both the Fire Department and Public Works Department.
- ? I. The proposed plans seem to encumber property owned by others to provide service to this district. Particularly Building "B" and the provisions for TU Electric and drainage.
- ? J. Are the plans for the public space enhancement within the rotary consistent with the existing and proposed utilities?
- ? K. What are the plans for trash collection?
- ? L. Drainage from the buildings and mews shall be collected prior to entering the streets.
- ? M. A more detailed utility plan is required.
- ? N. The minimum curb return radii for fire vehicles is 30 feet. Variances to this requirement are approved by the Fire Department.
- ? O. It is necessary to recess the inlets in the parking areas to prevent encroachment of the parking in the traffic lanes.
- ✓ P. The minimum throat width for the residential streets shall be 23 feet back to back.
- ? Q. It was our understanding that significant portions of the mews is going to have a brick overlay. In addition some areas of the residential streets, Mildred and Quorum were going to be brick enhancements. Has this changed?
- ? R. The cross-sections do not seem to provide for all licensed utilities and any additional private utilities (ie: private electric, cable, and communications between buildings "A" and "B"). What is the status of additional private utilities?
- ? S. Turn lane on Quorum requires 150 feet of storage, 150 feet of transition, and a width of 11 feet.

?
?

*Waiting
Submitted*

T. What is the status of the landscaping, irrigation and street treatment plans?

U. Additional drainage information is required to verify inlet/line locations and sizes.

Comments

V. Inlets are required uphill from the intersection of Quorum and Mildred to eliminate stormwater runoff in the rotary.

✓

W. What are the plans for Mildred east of Quorum? Would it be advisable to add to the rotary during the next phase rather than installing barricades today?

?

X. Fire hydrants and gate valves are required at the end of all water lines.

?

Y. Insufficient vehicular visibility is provided at all garage motor court entrances and several street intersections.

Council

Z. Retail use and driveway access may not be consistent with the existing or proposed use of Mildred Street. This is an issue that will be addressed on the development plan.

?

AA. The boiler plate construction contract requires the review of our City Attorney. Of particular concern are issues regarding the assignment of the agreement to Columbus insurance coverage, additional insured's, etc..

?

BB. The sidewalk pavers/bricks shall have a concrete base. This is not provided for in the current cross-sections.

*Submit
overall*

CC. Additional water valves are necessary to provide for proper isolation in the event of a line break.

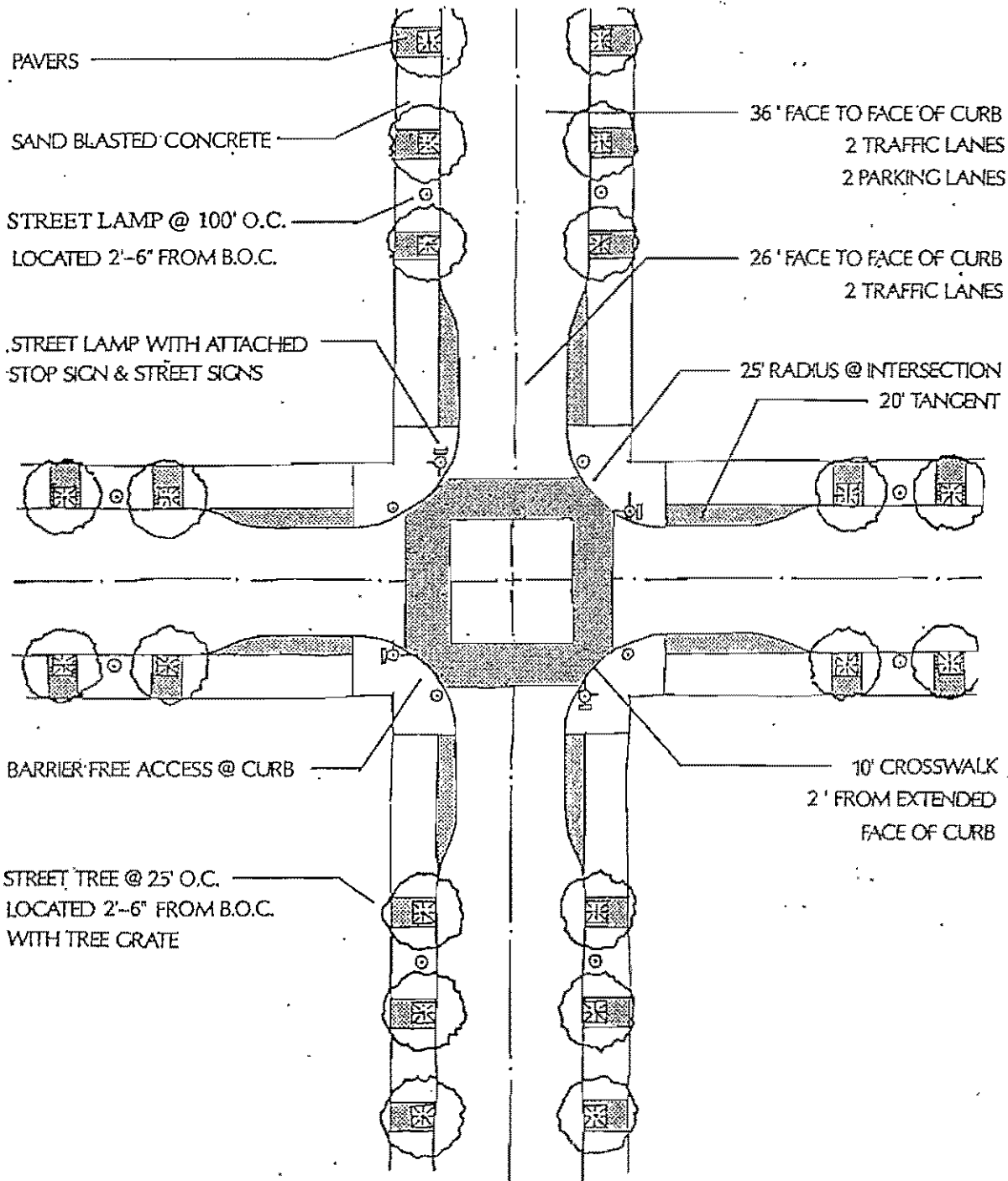
?

DD. Provide street lighting plans. Show the proposed location of lights, transformers and switch gear.

11. Additional review is necessary upon submittal of the required information.

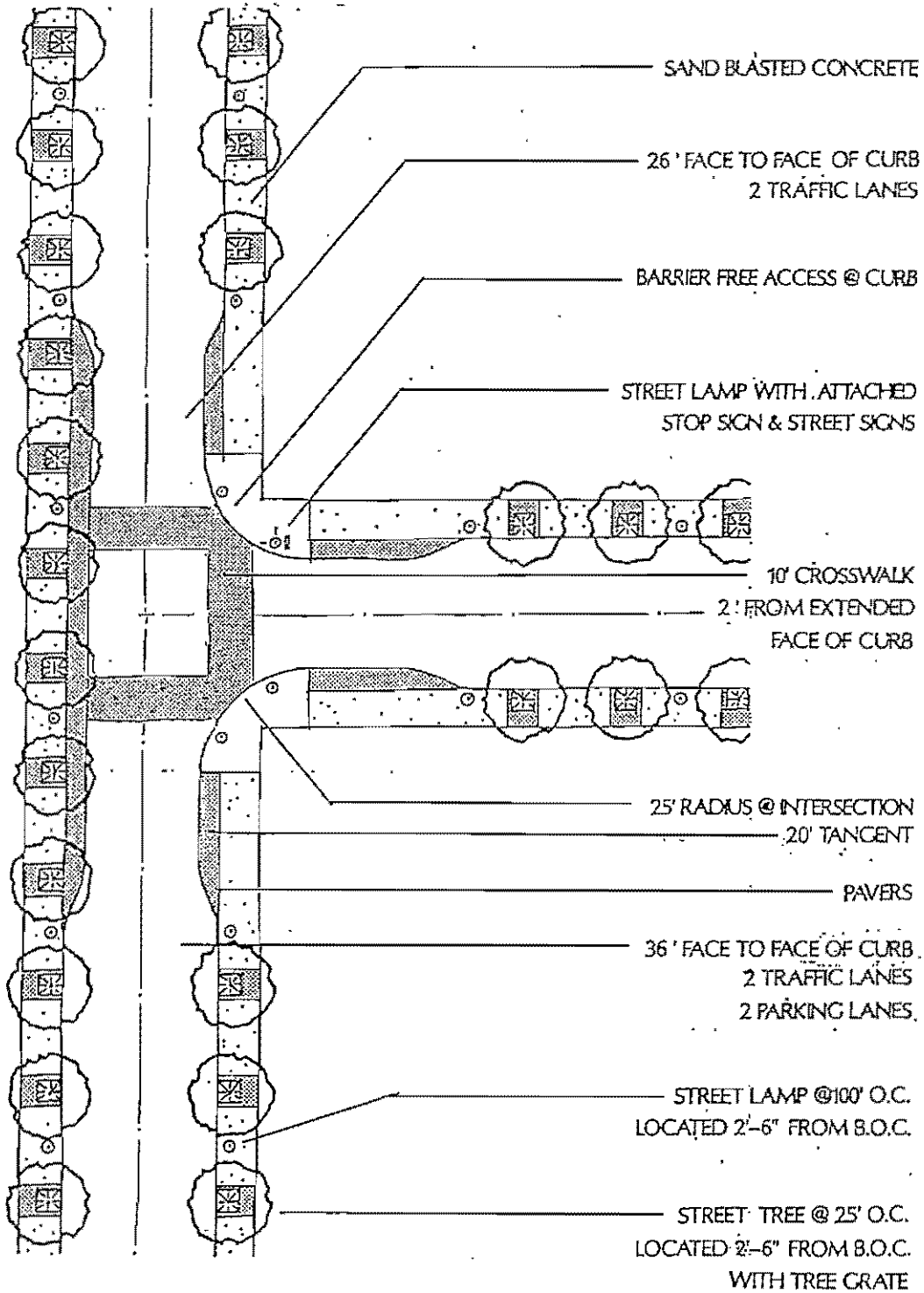
Design Guidelines for the Street Framework

INTERSECTION DESIGN STANDARDS: MINOR FOUR-WAY INTERSECTION



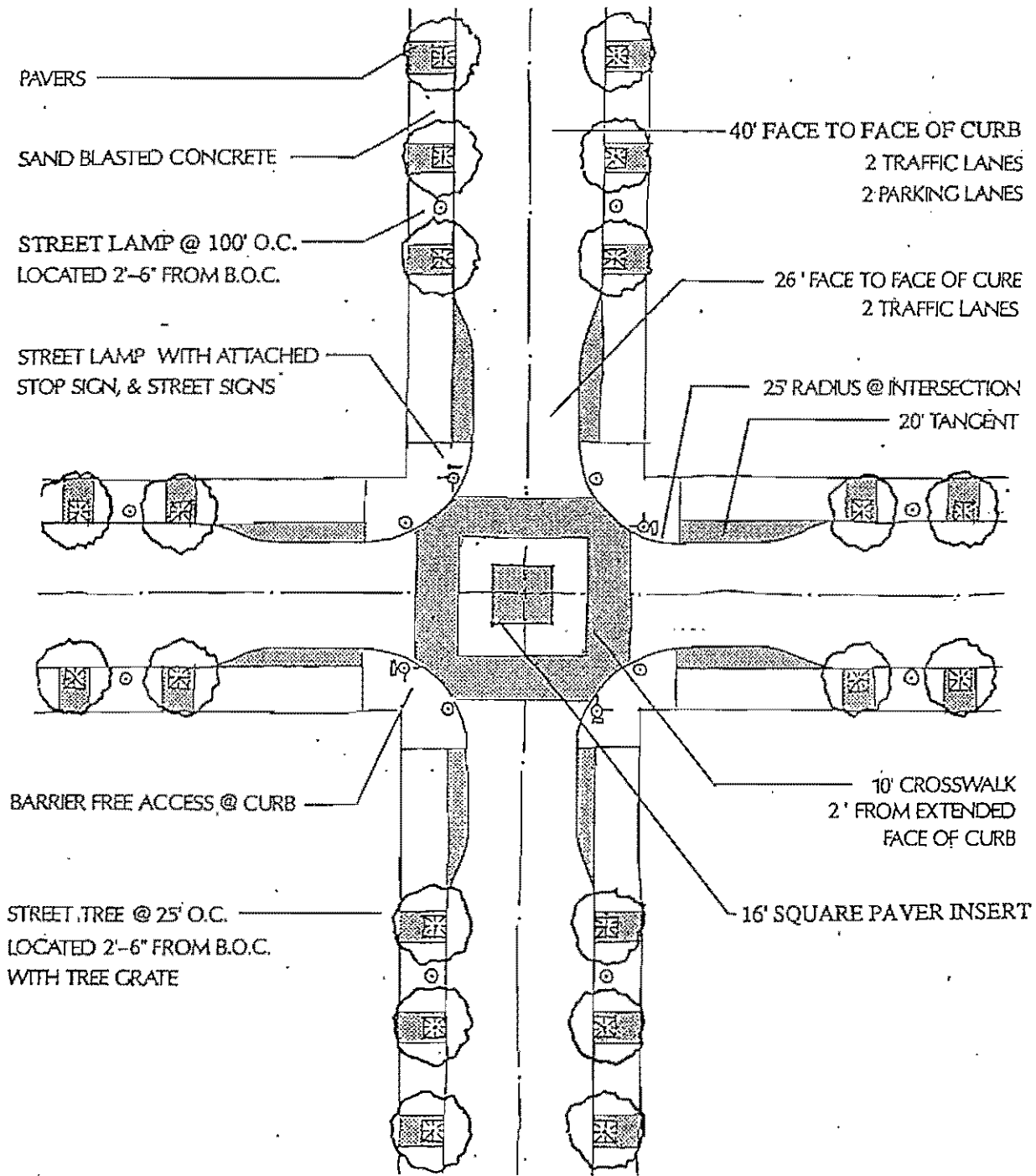
Design Guidelines for the Street Framework

INTERSECTION DESIGN STANDARDS: THREE-WAY INTERSECTION WITH NECKDOWN



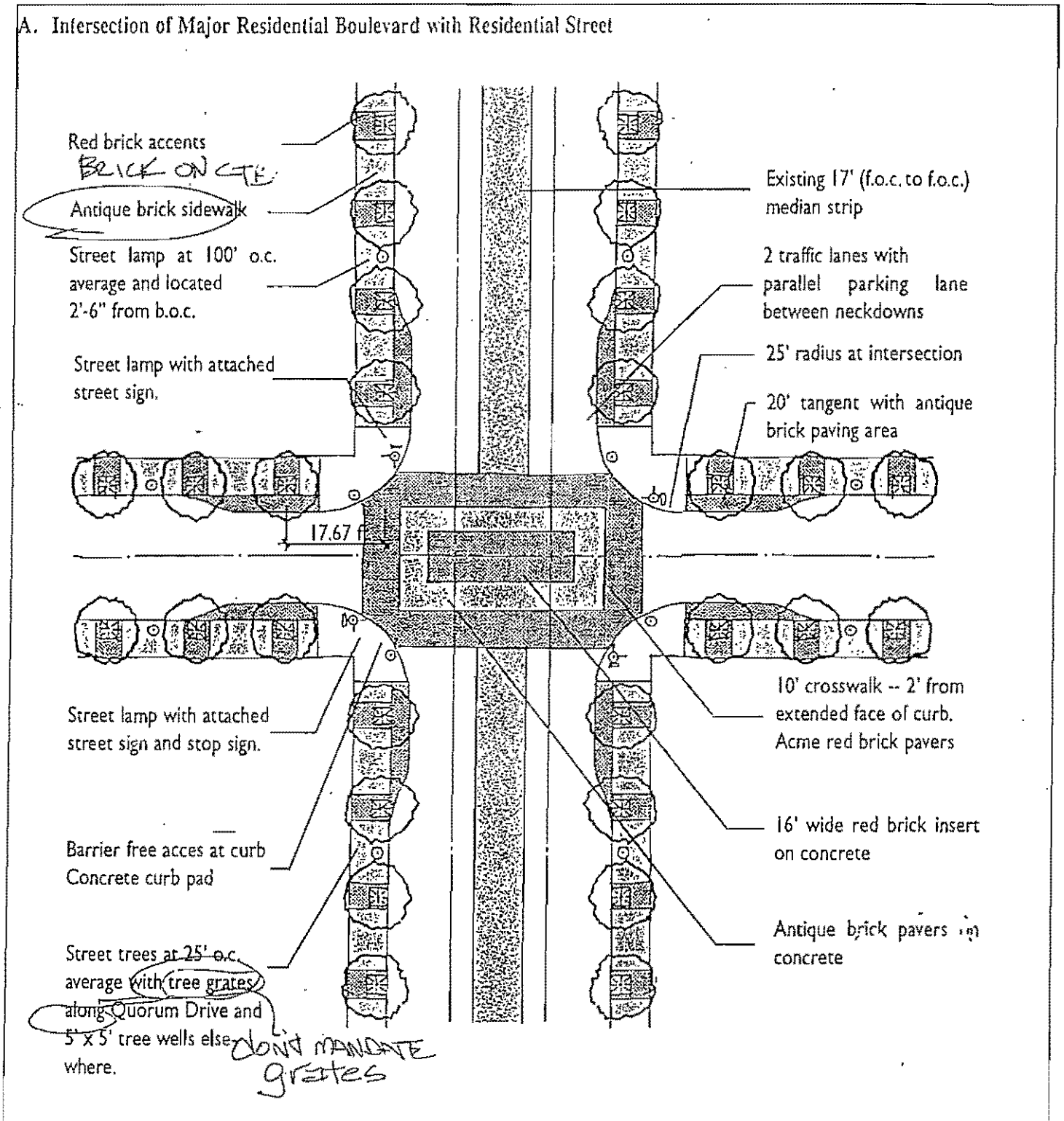
Design Guidelines for the Street Framework

INTERSECTION DESIGN STANDARDS: MAJOR FOUR-WAY INTERSECTION



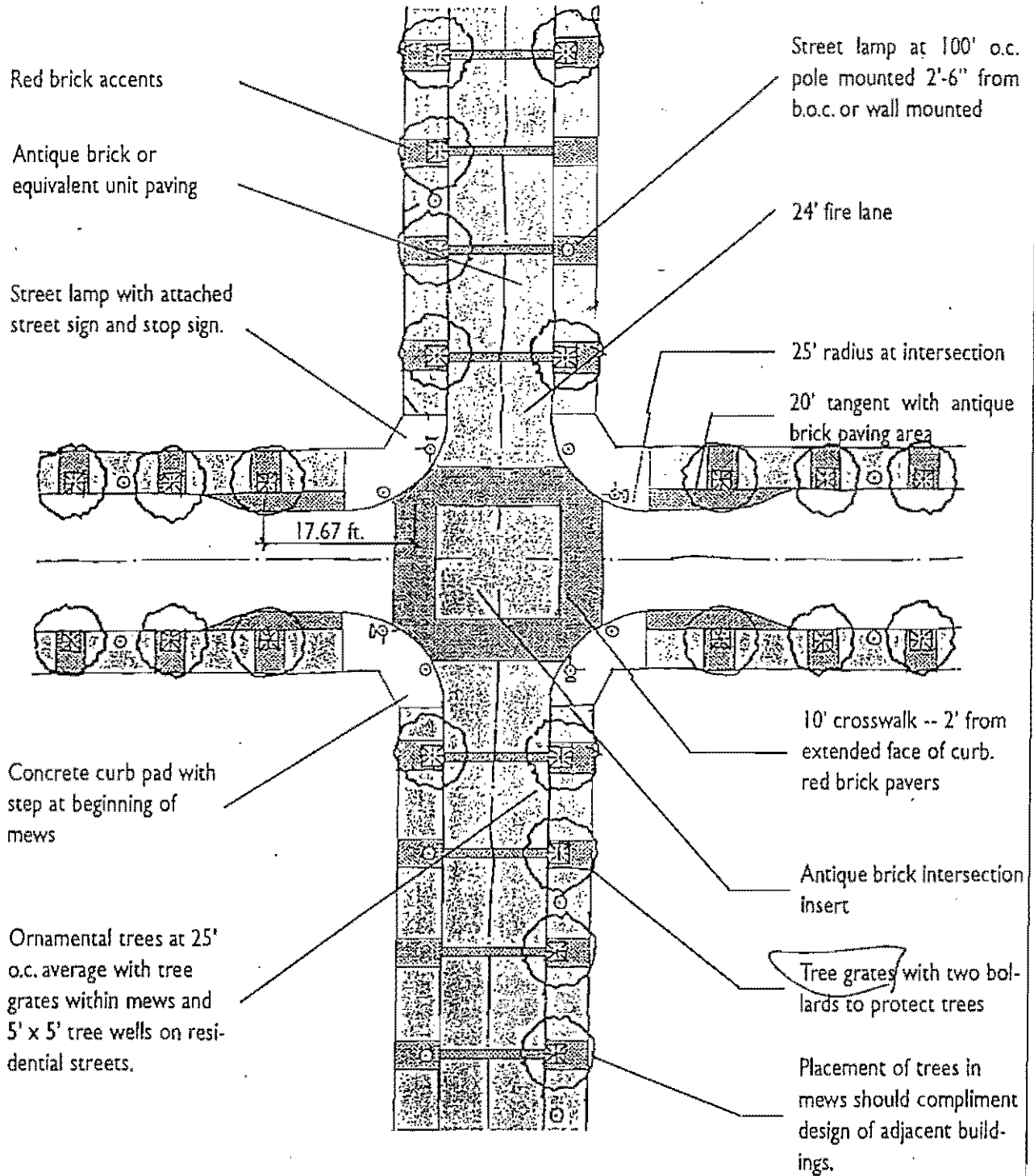
3.3 INTERSECTION DESIGN STANDARDS:

A. Intersection of Major Residential Boulevard with Residential Street



Not antique brick

B. Intersection of Residential Street with Mews



HUITT-ZOLLARS

Dallas • Fort Worth • Houston • El Paso • Phoenix • Tucson • Ontario • Albuquerque

FACSIMILE TRANSMITTAL

Date: 12/9/97

Fax No.: See Below

H-Z Proj. No. 01201302

No. of Pages: 4
(Including Cover Sheet)

TO: Mark Brundenberg - 972-866-10560

Bryant Nail - 972-770-5129

John Baumgartner - 972-450-2837

URGENT For Your Review Please Call Upon Receipt Orig. To Follow By Mail

Re: Brick Pavers for Sidewalks
at A.C. Phase I

FROM: _____

SENT BY: _____ TIME: _____ DATE: _____

If you had any problems receiving the Facsimile Transmittal, please contact the individual listed above at (214) 871-3311. Thank you.

GIBSON & ASSOCIATES, INC.

Engineers and Contractors

11210 Nylacreek
P.O. Box 800879
Daleh Springs, Texas
75180-0879
972/557-1199
FAX 972/557-1552



TELEFAX COVER SHEET

DATE: Dec 8 1997 FAX NUMBER: 214-871-0757

DELIVER TO: DAVID MAYAS

FROM: MARK PERLOW

NUMBER OF PAGES: 3 (includes this page)

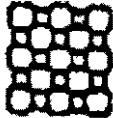
REMARKS:

IF THERE ARE ANY PROBLEMS WITH THIS TRANSMITTAL, PLEASE CONTACT THE SENDER AT: 972/557-1199

G & A TELEFAX #: 972/557-1552

- REPLY REQUESTED
- NO REPLY REQUESTED
- ORIGINAL IN MAIL

Can Mark



PAVER

CONSTRUCTION COMPANY, INC.

December 4, 1997

Gibson & Associates, Inc.
P.O. Box 800579
Balch Springs, Texas 75180-0579

ATTEN: Mr. Mark Parnon

REF: Addison Circle-City Portion Material Status

Mr. Parnon:

This letter is to address the status of materials on-hand, and also the materials needed to complete the project. These estimates were taken from plans dated 3/28/96.

As of today, Paver Construction Company, Inc. has installed 56,913 square feet of item 258 and 3,426 square feet of item 607, bringing in a total of 60,339 square feet. It is estimated that it will take 1,061 square feet to finish the North West end of McKinley Avenue, and an additional 7,391 square feet to complete the Park. All together these numbers bring in a grand total of 68,791 square feet, which is 520 square feet over the estimated quantities.

The material status is as follows: The City of Addison has been invoiced for 64,845 square feet of item 263 and 3,426 square feet of item 608, which totals 68,271 square feet. This means that there should be 7,932 square feet of material on-hand to complete the project. Since the project is 520 square feet larger, some material may need to be purchased to complete the project. As far as the materials on-hand in the Post Properties yard, there is 1,802 square feet of the Glen Gary Autumn Haze and 10,070 square feet of the Chocolate Brown, which is the accent color. We will need approximately 7,475 square feet of the Autumn Haze and 977 square feet of the Chocolate Brown. As you can see, there is a 3,673 square foot shortage of Autumn Haze and an over-abundance of the Chocolate Brown.

It is not known how the quantities of Autumn Haze and Chocolate Brown were derived by Metro Brick. A mistake has definitely been made. It is known that the majority of correspondence was between Metro Brick and Bryant Nells of then, Columbus Realty Trust.

We believe that the Columbus portion absorbed the City of Addison's Autumn Haze pavers since they didn't need all the Chocolate Brown that they ordered.

On 12/3/97, Bill Self with Metro Brick contacted me and informed me that they could switch out the Chocolate Brown for Autumn Haze they have in their yard, as long as Paver Construction Company, Inc. hauled the material, which was agreed upon. As of 9:30 this morning, it was not known exactly how much Autumn Haze was in Metro Brick's yard.

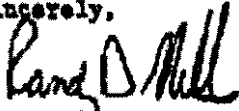
PAGE 1

P.O. Box 1087, Cedar Hill, Texas 75106
Metro (972) 299-2246 • FAX (972) 299-2256

It is of our opinion that if any additional Autumn Haze need to be brought in, the material should be delivered to the jobsite and taken out in trade for the extra Chocolate Brown in the Post Properties yard. Paver Construction Company, Inc. will only incur additional expenses related to the 520 square foot overage.

After review of this memo, I would appreciate a response to this situation. The Park is nearly ready for Paver Construction Company, Inc. to move in and complete the project. Your attention is very much appreciated.

Sincerely,



Randy D. Miller
Vice President
Paver Construction Company, Inc.

GIBSON & ASSOCIATES, INC.

Engineers and Contractors

11210 Rylacrest
P.O. Box 800579
Bald Springs, Texas
76180-0579
972/557-1199
FAX 972/557-1552



TELEFAX COVER SHEET

DATE: Nov 25 1997 FAX NUMBER: 214-871-0757

DELIVER TO: DAVID MEYERS / MARK B / JOHN BARRINGARTNER

FROM: Mark Reason

NUMBER OF PAGES: 2 (includes this page)

REMARKS: _____

IF THERE ARE ANY PROBLEMS WITH THIS TRANSMITTAL, PLEASE CONTACT THE SENDER AT: 972/557-1199

G & A TELEFAX #: 972/557-1552

- REPLY REQUESTED
- NO REPLY REQUESTED
- ORIGINAL IN MAIL

GIBSON & ASSOCIATES, INC.

Engineers and Contractors

11210 Rylcrest
P.O. Box 800578
Sach Springs, Texas
75180-0578
972/557-1180
FAX 972/557-1552



November 25, 1997

Mr. David Meyers
Huitt-Zollars, Inc.
3131 McKinney Avenue
Suite 600
Dallas, Texas 75204

Re: Addison Circle - Phase I
Public Infrastructure

Dear Sir:

The following is a list of items which need to be addressed before we can complete our work on the above referenced project.

1. Sidewalk Pavers on the North Side of Goodman
 - A. Resolution on cement treated base; either approval on replacement price of \$1,399.20 or waiving any liability toward Gibson & Associates, Inc. and Paver Construction for any failure due to sub-grade.
2. Sidewalks Around Park Area
 - A. Approval of \$550.00 for the 2 drinking fountain piers.
 - B. Excavation of sub-grade in 5 areas of which we need to pour conc. base and install pavers.
 - C. Locating drain pipe @ S.E. corner of Park to the proposed fountain location.
 - D. Completion of Park walls and clean-up of existing conc. base.
 - E. Mounting of tree frames around trees. (Frames are just sitting in holes loose at this time.)

We appreciate your cooperation in resolving these matters as soon as possible.

If there are any questions regarding this matter, please call me.

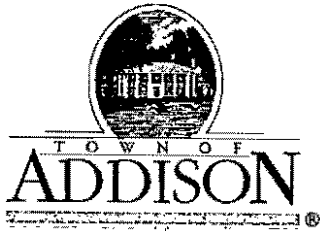
Very truly yours,

GIBSON & ASSOCIATES, INC.

Mark Person
Project Manager

cc: John Baumgartner
Mark Brandenburg
File

MP/sc



Post Office Box 9010

Addison, Texas 75001-9010

5300 Belt Line Road

(972) 450-7000

FAX (972) 450-7043

March 23, 1999

Mr. Stephen T. Hurst
Gaylord Properties
9000 North Broadway
Oklahoma City, OK 73114

RE: Addison Circle Commercial Sub-District

Dear Mr. Hurst:

In your letter of March 16th, you asked about the procedure for getting the SportsClub through the zoning process and letting the construction of Spectrum Drive and an R2 street.

As you know, the Town entered into a Master Facilities Agreement with Gaylord Properties and Post Properties. Under that agreement, the Town is to participate in the construction of specified roadways. In Phase II of the Post Properties/Champion development, the Town committed \$364,000 toward the construction of 1,275 linear feet of Spectrum. The Town expended \$200,000, which means that \$164,000 of the Town's funds are available for use on the construction of Spectrum. Our Engineering staff estimates that it will cost 1.36 million dollars to complete the construction of Spectrum Drive to the northern boundary of Gaylord's property.

In order to complete Spectrum Drive all the way to Airport Parkway, it must be extended north across the former Hope tract that was recently acquired by Post Properties. Post escrowed approximately \$190,000 toward this construction, which was one third of the estimated total cost. However, the Town does not have the construction of the Spectrum extension in its five-year plan for capital project construction, and it has not budgeted the remaining two thirds of the cost. In addition to the funding question, it is important to coordinate the alignment of the Gaylord portion of Spectrum with the extension on the Post property. At this point, it appears that the proposed roads are misaligned by about 35 feet.

Letter to Mr. Stephen T. Hurst
March 23, 1999

Page 2

The R2 street that lies between Spectrum Drive and the Tollway was not a part of the Master Facilities agreement. It should be funded and constructed solely by the developer of the tract. However, it must be designed and constructed in accordance with the design standards for the district.

With regard to the zoning process for Sportsclub, a health club is an allowed use in the Commercial sub-district of the Urban Center zoning district. However, all developments in the UC district must go through a development plan approval process. I have enclosed a copy of the Urban Center zoning regulations that spell out the procedure for developing a parcel within the UC district. All developments in the Urban Center zoning district must meet the development standards contained on pages 33-42 of the regulations. Once the project has been designed in accordance with the standards, the design documents must be submitted for development plan approval in accordance with the regulations contained on pages 46-54. The procedures require that each development plan be submitted first as a preliminary development plan, and then as a final development plan. Each approval procedure takes approximately 45 days. However, the applicant can combine the two processes and go through both at the same time.

Our development staff is ready to work with the Sportsclub architects on a design that will meet the district's design requirements. The architects should call Carmen Moran, our Director of Development Services, at 972-450-7018. She can coordinate a preliminary design conference between the architects and our development staff.

Please let me know if I can be of further assistance to you.

Sincerely,

A handwritten signature in black ink that reads "Ron Whitehead". The signature is written in a cursive style with a large, looped "R" and "W".

Ron Whitehead
City Manager

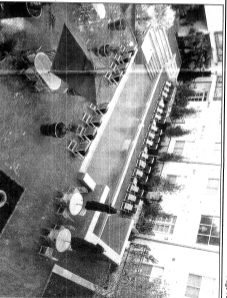
RW/cm
Enclosure

LIFESTYLES

Friday, February 27, 1989

METROREST NEWS

Page 1C



Circle of urbanity

By ALICE ROSENZWEIG

It's a new trend in the DC area: the development of "urban villages" that are self-contained communities with their own schools, shopping centers, and other amenities. The idea is to create a sense of community and convenience for residents who live in the city.

These villages are being developed in various parts of the city, including the Anacostia River area, the Navy Yard, and the Potomac River area. They are designed to be walkable, with easy access to public transportation and local businesses. The goal is to create a more vibrant and integrated urban environment.

These villages of the '70s were based on the idea of creating self-contained communities with their own schools, shopping centers, and other amenities.

The idea was to create a sense of community and convenience for residents who live in the city. These villages are being developed in various parts of the city, including the Anacostia River area, the Navy Yard, and the Potomac River area. They are designed to be walkable, with easy access to public transportation and local businesses. The goal is to create a more vibrant and integrated urban environment.

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Community Calendar

Continued from Page 10

Costumed Fun Page 10
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Elect Republican LAURA ANDERSON



Lead on the Right... First in Consideration
 Laura Anderson
 1998 Republican Candidate for
 State Representative, District 11

A Justice for All
 Justice of the Peace - President & Peace 2
 Candidates Support Justice Means Group
 March 10, 1998
 8:00 AM - 10:00 AM
 The Community Center
 11111 N. Central Expressway, Suite 100
 Dallas, Texas 75243
 Tel: 972-342-1111
 Fax: 972-342-1112

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RE-ELECT Judge Victoria Welcome
 RESPECTFUL. RESPONSIBLE. RICH. RICHARDS.
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Y₂Si₂O₇·nH₂O
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Why Cardio Karate Kids Aerobics Class in the Burli!
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A Thinking Summer for Youth
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